

**25.19 – 2025 Notice of Appraised Value
Williamson Central Appraisal District**

625 FM 1460
Georgetown, TX 78626-8050

WCAD.org
(512) 930-3787



Date: May 15, 2025

Owner Name: FARM HOUSE ANTIQUES
Situs: 1601 S IH 35 400 ROUND ROCK TX 78664
Legal Description: BUSINESS PERSONAL PROPERTY (@ ANTIQUE GALLERY)@ 1601 S IH 35 #400

Quick Ref ID: P475293

FARM HOUSE ANTIQUES
Attn: LYNN MCCLEARY
11520 SUNNY CREEK LN
MANOR TX 78653

THESE ARE YOUR CURRENT EXEMPTIONS:

Code	Exemption Type

Recently applied exemptions may not be reflected, check: search.WCAD.org

PROTEST FILING DEADLINE: June 16, 2025

Dear Property Owner,
WCAD has appraised the property listed above for the tax year 2024. The appraisal as of January 1, 2024 is outlined below:

Appraisal Information	Last Year - 2024	Proposed - 2025
Business Personal Property	11,673	12,009
Total Market Value	11,673	12,009
Total Assessed Value	11,673	12,009

"The Texas Legislature does not set the amount of your local taxes. Your property tax burden is decided by your locally-elected officials, and all inquiries concerning your taxes should be directed to those officials"

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information regarding the amount of taxes that each entity that taxes your property will impose if the entity adopts its proposed tax rate. Your local property tax database will be updated regularly during August and September as local elected officials propose and adopt the property tax rates that will determine how much you pay in property taxes.

The Williamson Central Appraisal District does not set tax rates or collect the taxes on your property. The governing body of each taxing unit decides whether or not taxes on the property will increase. The Appraisal District only determines the value of the property.

Qualified disabled veterans may receive a partial exemption from taxation on one property under Tax Code Section 11.22. Visit support.wcad.org/portal/kb/articles/homestead-exemption-requirements for more information and qualifications.

10% Rendition Penalty Assessed: NO

NOTICE OF RENDITION REPORT PENALTY

§ 22.28. Penalty for Delinquent Report requires the Chief Appraiser to send a written notice by first-class mail informing a property owner when a penalty is imposed for failure to file a rendition timely; this notice may be delivered with a notice of appraised value. The tax code requires the Chief Appraiser to certify to the assessor for each taxing unit that a penalty imposed under this chapter has become final. The tax code specifies that a penalty becomes final if: the business owner does not protest the penalty before the ARB; an ARB determination denies a penalty waiver and the owner does not appeal to a district court; a district court judgement sustaining the determination has become final; or a court order that imposes the penalty has become final.

Please scan the QR code to the left using your smart phone camera application, or use any QR code scanning application to access WCAD.org/noav-qr/ for more information, including:



- Appraisal Notice Explanation
- Truth-in-Taxation Database Update Notification Sign-up
- Appeal Process Information
- Market & Valuation Information
- E-Notice Request

Escaneé el código QR a la izquierda con la aplicación de la cámara de su teléfono, o use cualquier aplicación de escaneo de códigos QR para acceder a WCAD.org/noav-qr/ para obtener más información, incluyendo:

- Explicación del documento de valuación
- Registro de Notificación de Actualización de la Base de Datos de Veracidad en los Impuestos
- Información sobre el proceso de apelación
- Información de Mercado y Valoración
- Solicitud de notificación electrónica

Taxing Unit	Last Year			Current Year			Exemption Amount Difference between Last and Current Year
	Exemption Type	Exemption Amount	Taxable Value	Exemption Type	Exemption Amount	Taxable Value	
City of Round Rock		0	11,673		0	12,009	0
Williamson CO		0	11,673		0	12,009	0
Aus Comm Coll		0	11,673		0	12,009	0
Wmsn CO FM/RD		0	11,673		0	12,009	0
Round Rock ISD		0	11,673		0	12,009	0
Upper Brushy Creek WCID		0	11,673		0	12,009	0

**IF YOU DISAGREE WITH THE PROPOSED VALUE, YOU HAVE THE RIGHT TO FILE A PROTEST
PROTEST CONFERENCE WITH AN APPRAISER AT SCHEDULED DATE AND TIME ONLY, NO WALK-INS**

SCHEDULED PROTEST FILING PROCEDURES

- By Mail**
- Complete and sign the Notice of Protest form included with this mailing, or to protest by letter: include your name, property description, and reason for protesting.
 - Mail to the WCAD office on/before the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 days prior of the date, time, and place of your formal hearing.
- In Person**
- Complete and sign the Notice of Protest form included with this mailing and file with WCAD staff by the indicated protest filing deadline.
 - The ARB will mail you notification at least 15 prior of the date, time, and place of your formal hearing.

Your protest must be postmarked or hand-delivered to our office by 5 PM on the indicated Protest Filing Deadline. The ARB hearings are held at the WCAD office.

Hearings will begin on March 31st and typically continue until the end of July.

WHAT TO EXPECT

At your scheduled protest date and time, an informal conference will take place before your formal hearing. The Appraisal Review Board recommends an informal conference with a Williamson Central Appraisal District staff member before a formal hearing, providing the property owner and the Appraisal District an opportunity to review and exchange evidence. If an agreement is reached in the informal conference, a formal hearing will not be required. If an agreement is NOT reached, a formal hearing will immediately follow the informal conference at the Williamson Central Appraisal District.

The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. **Penal Code 46.035 (c)**

Sincerely,

Alvin Lankford Alvin Lankford / Chief Appraiser



**Property Value – 2025 Notice of Protest
WILLIAMSON CENTRAL APPRAISAL DISTRICT**

625 FM 1460 Georgetown, TX 78626-8050

(512) 930-3787 (Se Habla Espanol)

WCAD.org

GENERAL INSTRUCTIONS: Pursuant to Tax Code Section 41.41, a property owner has the right to protest certain actions taken by the Appraisal District. This form is for use by a property owner or designated agent who would like the Appraisal Review Board (ARB) to hear and decide a protest. If you are leasing the property, you are subject to the limitations set forth in Tax Code Section 41.413.

PROTEST FILING DEADLINE: June 16, 2025

Depositing your protest in a USPS collection box does not guarantee a postmark by the protest deadline.

A different deadline may apply to you if:

- Your protest concerns a change in the use of agricultural, open-space, or timber land;
 - The Appraisal District or the ARB was required by law to send you notice about a property and did not; or
 - The ARB made a change to the appraisal records that adversely affects you and you received notice of the change;
 - In certain limited circumstances, you had good cause for missing the protest filing deadline.
- The carrying of a handgun at any meeting of a Governmental Entity is prohibited by Texas law, regardless of whether the handgun is concealed or not. Penal Code 46.03 (14)

Quick Ref ID: P475293

Owner Name and Address

FARM HOUSE ANTIQUES
Attn: LYNN MCCLEARY
11520 SUNNY CREEK LN
MANOR TX 78653

Property Description

BUSINESS PERSONAL PROPERTY (@ ANTIQUE GALLERY)@ 1601 S IH 35 #400

To change current mailing address, please complete form located at WCAD.org/change-of-address-request

Reason(s) for Protest

Shade the box(es) below that correspond with your specific reason(s) for your protest. Failure to shade a box will result in your inability to protest that issue. You must shade all boxes that apply in order to preserve your rights so that the Appraisal Review Board (ARB) may consider your protest according to law.

- Example of a shaded box
1. Incorrect appraised (market) value
2. Market value is unequal compared with other properties
3. Both incorrect appraised (market) value and market value is unequal compared with other properties
4. Property should not be taxed in: (name of taxing unit) _____
5. Property is not located in this Appraisal District or otherwise should not be included on the Appraisal District's record
6. Failure to send required notice: (notice type) _____
7. Exemption was denied, modified, or cancelled
8. Ag-use, open-space, or other special appraisal was denied, modified, or cancelled
9. Change in the use of land appraised as ag-use, open-space, or timberland
10. Incorrect appraised or market value of land under special appraisal for ag-use, open-space, or other special appraisal
11. Owner's name is incorrect – provide documentation
12. Property's description is incorrect
13. Rendition penalty (if imposed)
14. Business closed (Business Personal Properties only) – provide permanent closed date: (MM/DD/YY) _____ / _____ / _____
15. Temporary disaster damage exemption was denied or modified
16. Incorrect damage assessment rating for a property qualified for a temporary disaster exemption
17. Circuit breaker limitation on appraised value for all other real property was denied, modified, or cancelled
18. Other: (reason required) _____

Submit Documentation

Please attach documentation that may help resolve your protest. See FAQ on back.

Signature (Required for submission) Please print legibly

Owner printed name _____

Owner signature _____

Agent printed name (if applicable/attach Appointment of Agent form) _____

Date (MM/DD/YY): _____ / _____ / _____

Contact phone number: (_____) _____ - _____

Email address: _____

Scheduling Information

For scheduling purposes, please write below if any of the following apply: telephone hearing, virtual hearing, email hearing reminder, text hearing reminder, single member panel, ARB final orders via email, person age 65 or older, disabled person, military service member, military veteran, spouse of military service member or veteran : _____

Hearings begin on March 31st and are typically completed in July. If you are unable to attend a hearing during this time, you must submit a notarized affidavit with your evidence prior to your scheduled hearing or send a properly authorized representative to appear on your behalf. Please see website for more information: WCAD.org

If you protest your value with the intention of lowering your tax liability, evidence must support a value lower than

What do you think this property's market value was on JANUARY 1, 2025? (please round to nearest dollar) \$ _____

FOR OFFICE USE ONLY



P475293

FOR OFFICE USE ONLY

ARB Hearing Notice (If no selection is made below, notice will be delivered by First-Class mail)

I request my notice of hearing be delivered (check one box only):

- By email to the electronic email address provided on this form (please check junk email or spam folders)
- By certified mail and I agree to pay the cost (visit WCAD.org/postage for payment information and conditions)